

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, MAY 16, 2019

Commissioners in attendance: Dave Thompson, Quinton Owens, Dan Mecham, Justin Merrill, Christine Lines, Tyler Hoopes

Others in attendance: Building Inspector Cliff Morris, Deputy Clerk Shelley Jones, Ryan Lerwill, Jeff Lerwill, Ray McDougal, Blake Walker, Barbara Lusk, Catherine Nielsen, Necia Hoopes

7:07 P.M.

Meeting called to order by: Dave Thompson

Prayer by: Dan Mecham

Pledge of Allegiance

7:09 P.M. Minutes – Action Item

The minutes of regular P&Z meeting on **April 18, 2019** were reviewed.

Motion made by: Sean Bartholick to approve the minutes as amended.

Motion seconded by: Dan Mecham

All were in favor

Motion carried

7:09 P.M. Minutes – Action Item

The minutes of Public Hearing and P&Z special meeting on **April 24, 2019** were reviewed.

Motion made by: Dan Mecham to approve the minutes as amended.

Motion seconded by: Justin Merrill

All were in favor

Motion carried

7:31 P.M. Chairman Report

Chairman Thompson approved a sign permit for Thomas Scott for Kaiback Outfitters (Mission Shoe). A sign permit was approved for Vaughn Price for the Peregrine Townhomes with the condition of meeting the 20 foot setbacks. We also discussed placing the sign outside of the clear vision triangle with Mr. Price.

The mayor would like recommendations for design review code. The new well will have three phase power which will give some credit from the power company to the city and the developers.

7:42 P.M. Discussion on Lerwill's Town Home Phase Development (Targhee Townhomes)

The commission reviewed and read through the concerns that were brought up in the last meeting. Quinton Owens wondered about numerous residents in close proximity backing into the road from their driveway, but these are individual dwelling units. It will be private property with recorded easement on it. The road is 26 feet wide; it could be private or public road in the future. (*Note: See 8:28 p.m. for review.)

8:06 P.M. Discussion on Mac Brothers Town Home Development (Old Farm Townhomes)

Lot 4 is a long strip north and south. Mr. McDougal stated this could be sold to a commercial developer or combined as open space. It is approximately 44 feet by 507 feet. There is 15.7 % open space and 10% is what is required. Code 9-3-7 was referred to for setbacks. All lots will be owned individually. Mr. McDougal again stated his concerns with the city code being inadequate concerning townhomes and setbacks which were discussed at the February 21st 2019 P&Z meeting. In the definitions 9-2, use multi-family for townhomes for zoning. (*Note: See 8:28 p.m. for review.)

8:28 P.M. Review of the townhomes:

- Clear vision triangle needs to be met.
- Trash needs labeled on drawings.
- Snow storage needs labeled on drawings. Mr. McDougal stated that snow removal would be taken care of by the HOA and the storage will be between buildings.
- Open space should be designated along with percentages. Mr. Walker stated that it was on recorded easement on first page of drawings, so this concern was taken care of. Christine Lines referred to the design review code 8-4-7, which states that high density and mixed use have a minimum of 15% open space and no more than one third hardscaped. Removing the third parking stall could increase open space to 41% if designated as such. 8-6-2 M was also bought up that states a residential front yard can be up to 40% hardscape.

Mr. Walker will make changes to the drawings and get them to the city on Monday morning at the latest and the quorum will hold a special meeting Tuesday the 21st of May.

9:11 P.M. Discussion on Lerwill's Old Farm Estates Div. #3 PUD Applications (Sugar Ridge & Sugar Meadows)

Sean Bartholick thanked the Lerwill's for the changes they made to the drawings addressing the concerns they had. Christine Lines felt they hit the concerns and that the drawings were up to code.

On Sugar Meadows to alleviate parking issues they widened the driveways and they do have visitor parking. They submitted some new floor plans for the cottages with a master suite on the main floor to accommodate elderly who may have an interest in the cottage homes. There is a maintenance building as required. Parking requirements have been met as to Mr. Walker's understanding. Mr. Walker was asked for the total open space percentage. The gain here for the cottage homes is to provide affordable housing to this community. 31 of 45 lots comply with lot depth and width in Sugar Meadows. Future developments would need to buffer between developments. Open space designation on drawings and snow storage space requirements were discussed. The PUD meets open space of 20%. There is 38% on Sugar Ridge and 48% on Sugar Meadows. They changed an intersection to improve safety and there are 4 stop signs. The PUD shows intent with extra amenities such as fireplaces, raised flower beds, etc.

9:43 P.M. Public Comment from Citizens Concerning Agenda Items

Catherine Neilson shared a concern that it was hard to hear the P&Z members talking and would like to see what items they are discussing. Chairman Thompson shared that the city is working on a PA system to help with the sound and also will be moving a screen to the front of the council room for future use.

9:45 P.M. Motion to table remaining agenda items of Impact Area, Design Review and P&Z Code Changes because of losing quorum: Sean Bartholick

Motion seconded by: Quinton Owens

All were in favor

Motion carried

9:50 P.M. Motion to adjourn the meeting: Quinton Owens

Motion seconded by: Dan Mecham

All were in favor

Motion carried

Meeting adjourned

Special P&Z meeting will be held May 21, 2019.

Next regular P&Z meeting will be on June 6, 2019.